

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; [www.vccpg.org](http://www.vccpg.org)

**Notice of Regular Meeting Agenda for July 13, 2009 – 7:00 pm at the  
Valley Center Community Hall, 28246 Lilac Road Valley Center CA.**



Oliver Smith  
Chair

Ann Quinley  
Vice Chair

Christine Lewis  
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Deb Hoffer

David Montross

Keith Robertson

Rich Rudolf

Susan Simpson

Terry

Van Koughnett

Jon Vick

Brian Weaver

## 1. Call to Order & Attendance

## 2. Pledge of Allegiance

## 3. Open Forum Call

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker. The Planning Group cannot discuss the topic or vote on it but may place the item on a future agenda or refer the speaker to another agency or organization where the issues can receive appropriate attention. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

## 4. Chair's Announcements and Items of Public Interest:

- Chair's announcements
- Welcome new Planning Group members Jon Vick and Brian Weaver
- Update on Segal Ranch project, 190+ lots on 436 acres southwest corner of Cole Grade Rd and Cool Valley (Oliver Smith)
- Discussion of permit processing questions and conditions under which recusal of VCCPG members is appropriate (DPLU Manager, Brian Baca)
- Proposed Edco green waste recycling facility on Betsworth (Oliver Smith)
- Request by project engineer for no-parking zone along frontage for Valley View Employee Parking lot (R04-017) discussion and possible vote (Oliver Smith)
- Update on Valley Center Road median west of Miller Road (Jon Vick)
- Update from Trails Subcommittee (Rich Rudolf)
- Update from the General Plan Update Subcommittee; discussion and possible vote on subcommittee activities

## 5. Approval of Minutes:

- Regular Meeting of June 8, 2009 and of April 13, 2009

## 6. Land Use & Project Review

*Documentation provided to the Valley Center Community Planning Group members prior to our regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regularly scheduled meetings.*

- ZAP 09-001; SAN 259-B Tree World; ER 0908002. (Susan Simpson) Owner is Gertrude Jensen Trust. Applicant is Cricket Communications; Contact person is Franklin Orozco; Minor use permit for a Cell Site at 29277 Valley Center Road.
- P09-004; Environmental Log P09-08-06 (Keith Robertson) Northern Valley Center Town Center; located at Valley Center Road and Indian Creek Road; owners are Napoleon Zervas and Jerry Gaughan; project includes construction of northern village water reclamation facility at Valley Center Road and Indian Creek Road; APN 1 88-260-49-50; KIVA project 08-0998995; Application for Major Use Permit.
- STP 008-013; ENV 08-010-08; (Keith Robertson) Miller Road Plaza; Miller Road and Valley Center Road; owned by Valley Center View Properties-Jerry Gaughan and Napoleon Zervas; Mixed Use development containing restaurants, office and retail space and gas station.
- S05-005 Orchard Run, (Deb Hoffer) 6<sup>th</sup> iteration of site plan from DPLU

## 7. Announcements and Items of Interest to the VCCPG

RECEIVED

JUL 13 2009

San Diego County  
DEPT. OF PLANNING & LAND USE

July 13, 2009 Final Agenda

## 8. Subcommittee Updates and Announcements (as necessary)

- a. Circulation -- (Debra Hofler, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations -- (Susan Simpson, Chair)
- d. Northern Village -- (Keith Robertson, Chair)
- e. Orchard Run -- (Debra Hofler, Chair).
- f. Parks & Rec. -- (David Montross, Chair)
- g. Rancho Lilac -- (Ann Quinley, Chair)
- h. Southern Village - (Terry Van Koughnett, Chair)
- i. Segal Ranch (formerly Spanish Trails)---(Oliver Smith, Chair)
- j. Strategic Planning---(Terry Van Koughnett, Chair)
- k. Tribal Liaison -- (Terry Van Koughnett, Chair)
- l. Valley Center Church -- (Terry Van Koughnett, Chair)
- m. Website -- (Terry Van Koughnett, Chair)
- n. Pauma Ranch (Ann Quinley and Keith Robertson, Chairs)
- o. Castle Creek ( Oliver Smith, Chair)

## 9. Correspondence

- a. DPLU to VCCPG; PAA 09-003 Kiva project number 09-0112; 849; Weston-Valley Center LLC (Herbert Schaffer) applicant; James Chagala Planner; the project is the Weston Town Center at the intersection of Cole Grade and Valley Center Road\*\*
- b. DPLU to VCCPG; AD 09-029; Wilson second dwelling; Vera Wilson Revocable Trust is owner; project is at 14043 Calle de Vista \*\*
- c. DPLU to VCCPG; P09-004; Northern Village Town Center Water Reclamation Facility (replacement plan) project owners are Napoleon Zervas and Jerry Gaughan; project is located at Valley Center Road and Indian Creek Road.\*\*
- d. DPLU to VCCPG; P09-009 (formerly ZAP09-001); ER 09-08-002; PLU 09-0197234; first iteration review of initial studies information; Tree World Wireless Telecommunication Facility request to convert a minor use permit ZAP09-001 to a major use permit to allow for an additional height waiver request of 1 foot over the permitted height; Project is a proposed cell tower at 29277 Valley Center Road.
- e. DPLU to VCCPG; TPM 21106; Final Notice of Approval of tentative Parcel Map No.21106; Owner is Sarah Beers; 29240 Fox Run Lane, Valley Center, CA.
- f. DPLU to VCCPG; S09-010; Environmental Log number 09-08-007; information as guide for further processing of application. Villalobos Site Plan, Project Address: Valley Center and Woods Valley Road.
- g. DPLU to VCCPG; AD 08-015; Rattray Addition, Administrative Permit; Second iteration; Review of initial studies and information. Randall Rattray applicant; 13525 Mirar De Valle; minor subdivision.
- h. DPLU to VCCPG; TM 5478; Rabbit Run; a major subdivision of 17/70 acres into 7 lots ranging from 2/03 to 2.02 acres. North of Fruitvale Road. Site is currently an active citrus orchard (DPLU recommendation to Planning Commission, contact person is Beth Ehsan. Planning commission approved on June 19<sup>th</sup> and decision became final on June 29, 2009.\*\*
- i. DPLU to VCCPG; TMP 20911RPL, Log No ER 04-02-007; Mustafa Minor Subdivision; Intent to adopt a mitigated negative Declaration; project proposes a minor residential subdivision of 16.37 acres into four parcels and a remainder parcel which range in size from 2.16 acres to 4.12 acres; located on corner of Circle R. Drive and Circle R Lane.
- j. DPLU to VCCPG; PAA 08-009; RFS# 06-18797; Resolution of Administrative Warning #13682 issued to Diane Tavarez 30665 Old Highway 395, Escondido and Tavarez's withdrawal of PAA 08-009
- k. SD County Registrar of Voters to VCCPG; Notice that Board of Supervisors' policy I-1 requires Planning Group members to file a Form 700 (Statement of Economic Interest)
- l. DPW to VCCPG; DPW will begin removal of existing bridge on Alley Center Road over the San Luis Rey River and construction of a new bridge that meets current standards.
- m. San Diego County Board of Supervisors to VCCPG; Board of Supervisors Agenda for June 16 and 17 meeting at 9:00 AM, Room 310, 1600 Pacific Highway, San Diego and agenda for June 23 and 24 at 9:00 AM at same location.
- n. San Diego County Planning commission to VCCPG, Agenda, Regular meeting, June 19, 2009 at 9:00 AM at DPLU Hearing Room 5201 Ruffin Road, San Diego including Amendments to the San Diego County General Plan and Zoning Ordinance related to Farm Employee Housing and Farm Labor Camps (GPA 09-001; POD 08-003)
- o. San Diego County Traffic Advisory Committee to VCCPG; Agenda for June 19<sup>th</sup> meeting of the Traffic Advisory Committee at 9:00 AM at 9621 Ridgehaven Court in San Diego.
- p. SDGE to VCCPG; Fact sheet describing and map of areas affected by Emergency Power Shut-Off plan.
- q. DPLU to VCCPG; P03-08e; ER 03-08-034 Notice of Intent to Adopt a Negative Mitigated declaration for the Valley Center Community Church; the project is a major use permit to allow construction operation of a new Religious Assembly Complex with 6 structures totaling 65,00 square feet at 29019 Cole Grade Road. Comments to DPLU no later than July 24, 2009 at 4:30\*\*

## 10. Adjournment

Next Scheduled Regular Meeting: August 10, 2009

July 13, 2009 Final Agenda